

A. **Call to Order:** *Chair Salena Wright-Brown* calls Meeting of the Planning Commission to order at 6:11 p.m.

B. **Roll Call:** Commissioners present were: James Milner, Eldon Long, Linda Vannoy, Frank Mocivnik, Betty Pritchett, Salena Wright-Brown and Lloyd Showalter. Don Harkins, Building Services and Mayor Perry Long was also in attendance.

C. **Pledge of Allegiance:** Recited during Board of Adjustments.

D. **Approval of Minutes:** *January 21, 2010.* *Commissioner Milner* moves to accept Minutes of January 21, 2010 as written, and *Commissioner Vannoy* seconds motion. All in favor. Minutes approved.

E. **Public Hearing:** *725 South Lincoln Street – Conditional Use.* Michael Solomon presents this item. He explains this property is currently owned by the City of Lowell. The conditional use is for truck and trailer repair on site for potential buyer of property. This conditional use is part of the contingency of the sale and applies only to the new buyer. The potential buyer does refrigerated trailer repair. They don't work on the trailer, only the refrigeration unit on the trailer.

Public Hearing Opens: 6:15p

Public Hearing Closes: 6:15p

Current zoning for this property is Light-Industrial. *Commissioner Milner* moves to approve the conditional use request to grant tractor/trailer repair in Light-Industrial. *Commissioner Pritchett* seconds the motion. All in favor. Conditional use granted.

722 South Bloomington – Rezone. Michael Solomon presents this item on behalf of the applicants. He explains this is located at the corner of Jane Place and Bloomington, formerly Aztec Tile. It is currently split into a Light-Industrial and a Commercial zone. The applicant is a church which would like to buy it. In Light-Industrial we do not allow churches, however in Commercial zone we do. This rezone is consistent with the Future Land Use plan.

Public Hearing Opens: 6:20p

Public Hearing Closes: 6:21p

Commissioner Vannoy moves to approve the rezone. *Commissioner Long* seconds motion. All in favor. Rezone granted.

F. **Public Forum:** None.

*Public Forum is intended for Public Comment and is limited to 2 minutes per turn, 1 turn per speaker for non-agenda items. If there are any items on the agenda that specifically pertain to surrounding residents they may be heard for the above-specified time.

G. **Consent Agenda Items:** None.

H. **Old Business:** None.

I. **New Business:** **725 South Lincoln Street – Lot Split.** Michael Solomon represents this item. He explains this is the same property we previously discussed for conditional use. It is a six acre tract. We are requesting to split this parcel into three tracts. The City will be selling Tract 2 & 3. **Commissioner Mocivnik** moves to approve lot split. **Commissioner Vannoy** seconds motion. All in favor. Lot split granted.

1114 Burrell Place – Lot Split. The Burrells are not present. Michael Solomon explains that this is a 5.5 acre parcel. Mr. Burrell would like to split off an acre for his son. He states that most of the TPR comments are standard. There is access to the property as well as the appropriate utility easements. **Commissioner Long** made a motion to approve the lot split contingent upon the applicant addressing all the comments from the Tech Plat Review. **Commissioner Milner** seconds motion. All in favor. Lot split granted contingent upon all the TPR comments being addressed.

J. **Planning Staff Items:** **Land Development Code – Schedule of Uses.** Mr. Solomon explains that there are two uses being addressed this evening. The first is truck and tractor repair in Light-Industrial. We would like to change that to a permitted use. **Commission Chair Wright-Brown** states that truck and tractor repair is already a permitted use in Light-Industrial zone. The second use to consider is miniature golf in Retail-Office zone. Mr. Solomon explains that we have a conditional use request coming before the Planning Commission Thursday for a miniature golf operation coming to Lowell. Mr. Solomon adds that we discussed this a few months ago in a Planning Commission meeting to see if there was any opposition to miniature golf and there was not at that time. This miniature golf operation is hoping to open by June. We are hoping to make miniature golf a permitted use in Retail-Office. **Commission Chair Wright-Brown** reads the Retail-Office zone description. She states that she simply does not see miniature golf fitting that description, although she sees the possibility of a conditional use in that zone. **Commissioner Showalter** states that there may not be any affect on other businesses, but we often use Retail-Office as a buffer between residential and other zones. He adds, if we leave it as a conditional use at least the people, our citizens, could object to it if they had any objections. He recommends leaving it as conditional use. Mr. Solomon states the Planning Commission would have to change it to be a conditional use. **Commission Chair Wright-Brown** explains that the code on this is mute as this time, we would have to recommend that be a conditional use in Retail-Office. **Commissioner Milner** states he would feel more comfortable if it were a conditional use in Retail Office rather than a permitted use. **Commissioner Showalter** moves to add conditional use to the Schedule of Uses for miniature golf in Retail-Office. **Commissioner Long** seconds motion. All in favor. Miniature golf may be permitted in Retail-Office with a conditional use approval. This item will go to City Council tomorrow.

K. **Discussions:** None.

L. **Committee Reports.** None.

M. **Adjourn:** **Chair Wright-Brown** reminds Commissioners that there will be an additional Planning Commission meeting on Thursday at 6pm and entertains motion to adjourn. **Commissioner Pritchett** moves to adjourn. **Commissioner Vannoy** seconds motion. All in favor. Meeting adjourned at 6:50 pm.

APPROVED:

Salena Wright-Brown, Chairman

ATTEST:

Kris Sullivan, Secretary